

**ARTICLE 2. RESIDENTIAL DISTRICT REGULATIONS**

Residential zoning districts are designed to primarily accommodate the residential occupancy of dwelling units or group living facilities. Each district is characterized by individual requirements for type of dwelling, density, related uses permitted, minimum lot size, etc. The following zoning districts are included in this chapter:

DISTRICT	DISTRICT NAME
<b>Residential</b>	
R1	Residential – single-family, low-density
R2	Residential – single-family, low-density
R3	Residential – single-family, medium-density
RM3	Residential – medium-density manufactured housing
R4	Residential – medium density
R7	Residential – high-density
RM7	Residential – high density manufactured housing
R10	Residential – high density
R12	Residential – high density
R15	Residential – high density

The provisions of this Article apply to all residential districts. All permitted uses, conditional uses, special exceptions, and accessory uses that apply to all residential zoning districts are included in Section 3.2.1. as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all residential districts, but do apply in individual districts, are listed in the applicable district sections contained in this Article.

**3.2.1. Regulations Applied to All Residential Districts**

The following sections contain all permitted uses, conditional uses, special exceptions, and accessory uses that apply to all residential zoning districts.

**3.2.1.1. Uses Permitted in All Residential Districts**

Church, Temple, or Synagogue  
 Golf Course, Including Clubhouse  
 Police, Fire and EMS Station  
 Single-Family Detached Dwelling

**3.2.1.2. Conditional Uses Allowed in All Residential Districts.**

The following uses are permitted in all Residential Districts, provided the following conditions are met:

- A. Baseball/Softball/Soccer Park, Community Center, Community/Neighborhood Recreation, Outdoor Recreation Facility, Private Recreation Area, Public Park and/or Playground – provided any swimming pool, playground, ball field or game court is located no closer than 100 feet from any adjacent property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties. In addition, no commercial activities shall be permitted in conjunction with recreational uses in residential areas except for charges and fees

for the use of the facilities and other appropriate activities not in conflict with the residential nature of the district, as determined by the Zoning Official.

B. Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by the South Carolina Department of Social Services (DSS/DHEC) and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. The child/adult day care function shall be clearly incidental and secondary to the residential use of the building, and there shall be no advertising of the child/adult day care function on the site or structure. The use shall not exceed 25% of the total heated floor space of the structure.
4. Child/adult day care duties shall be conducted only by persons residing on the premises.
5. Vehicular entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
6. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
7. An on-site drop-off for clients shall be provided.
8. A minimum of 75 square feet of useable, non-paved outdoor play area per client shall be provided. Outdoor areas must be enclosed with a fence that is at least six (6) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent properties.
9. The child/adult day care operation shall not generate any parking or traffic congestion, and any parking spaces needed or required shall be located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Proposals to mitigate negative traffic impacts may be submitted and reviewed by the BZA as part of the consideration of the application for a conditional use permit.
10. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
11. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
12. The home shall be limited to six (6) children/adults kept.

- C. Communications Tower – a free-standing tower with height not exceeding 100 feet may be permitted as a conditional uses, provided the following documents are submitted upon application for such use:
1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
  2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
  3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
  4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
  5. Identification of the owners of all antennae and equipment to be located on the site.
  6. Written authorization from the site owner for the application.
  7. Evidence that a valid FCC license for the proposed activity has been issued
  8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
  9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
  10. Evidence that applicable conditions in the following section are met.
  11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
  12. In order to provide a setback, all Communication Towers shall be set back from all property lines, a distance equal to the height of the Communication Tower minus twenty (2) feet, except as modified below:
    - a) A communication tower with a center point closer than 1,000 feet from the nearest property line of any platted subdivision, as defined herein, containing 25 or more lots, shall observe a setback from the nearest property line in the subdivision as set forth below. Communication towers that have a total of 50 dwelling units, as defined herein, within a 1,000 foot

radius from the center point of the communication tower shall observe a setback from the nearest residential structure, but not to include residential structures on the subject property upon which the communication tower is to be constructed, as set forth below:

- 1) For a communication tower, which is less than 200 feet in height from the ground on which it rests, the setback shall be two (2) times the height of the communication tower from the nearest residential structure.
- 2) For a communication tower, which is 200 feet or more in height from the ground on which it rests, the setback shall be three (3) times the height of the communications tower.
- 3) For the purpose of measuring the applicable setback, distance measurements on monopole and guyed communication towers will be made from the center point of the communication tower. Distance measurements on lattice communication towers will be made from the legs of the lattice communication tower.
- 4) The height of the communication tower shall be the distance from the base of the communication tower to the top of the tower structure.

Additionally, the applicant must show that all of the following applicable conditions are met:

1. The proposed communications tower, antenna or accessory structure shall be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
4. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.

7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
  8. A permit for a proposed tower site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
  9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000. in the aggregated which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
  10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
  11. A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.
- D. Construction/Storage Office – provided a temporary zoning permit may be issued by the Zoning Official for appropriate periods of time (not to exceed 12 month increments) for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- E. Family Child/Adult Day Care Home – provided:
1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter or approval from DSS/DHEC shall be required for zoning approval.
  2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  3. The family child/adult day care function shall be clearly incidental and secondary to the residential use of the building, and there shall be no advertising of the family child/adult day care function on the site or structure. The use shall not exceed 25% of the total heated floor space of the structure.
  4. Family child/adult day care duties shall be conducted only by persons residing on the premises.

5. Vehicular entrances, exists and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  6. One parking space for each six (6) children/adults cared for in the facility shall be provided.
  7. An on-site drop-off for children/adults shall be provided.
  8. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
  9. The family child/adult day care operation shall not generate any parking or traffic congestion, and any parking spaces needed or required shall be located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Proposals to mitigate negative traffic impacts may be submitted and reviewed by BZA as part of the consideration of the application for a conditional use.
  10. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  11. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use to ensure compliance with the requirements list above.
  12. The home shall be limited to six (6) children/adults kept.
- F. Group Home, Limited – provided such use meets the requirements of *Chapter 6, Article 8 – Group Homes*.
- G. Library – provided the library facility is located on the same property or a contiguous property as a primary or secondary school, college/university building, commercial/trade school, educational institution, or technical school or college.
- H. Outdoor Religious Events – provided temporary zoning permits for outdoor religious events such as church revivals, outdoor concerts and parking for such events may be issued for periods of not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- I. Primary/Secondary School – provided the following conditions are met:
1. The side yard setback shall be:
    - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.



- b) Twenty (20) feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) Forty feet for buildings 36 feet in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
- a) Fifteen (15) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
  - b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
- a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
  - b) A minimum of twenty (20) feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.
- J. Public Utilities, Utility Substation/Station (including water towers) – provided that a landscaped buffer as described in *Chapter 5 – Design and Performance Standards* of not less than 10 feet is provided and suitably maintained along the interior of the property lines that are contiguous to neighboring residential property lines.
- K. Sales/Leasing Offices – provided a temporary use permit may be issued by the Zoning Official for appropriate periods of time (not to exceed 12 month increments) for a nonconforming structure or use incidental to building construction or land development. The structure or use shall be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.

**3.2.1.3. Special Exceptions Allowed in All Residential Districts**

The following uses are allowed, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna over 100 feet in height may be permitted by special exception granted by the Joint Board of Zoning Appeals after public hearing and finding of fact based upon the following criteria:
1. All application requirements and conditions imposed by Article 2 through 6.
  2. All application requirements and conditions imposed by Articles 2 through 6 of this Chapter for conditional uses are met except height limitations and setbacks.
  3. If additional tower height is requested, total tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
  4. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
  5. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
  6. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
  7. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting special exception.
- B. Temporary Manufactured Home – Loss of Shelter – when a single family structure is damaged or destroyed by fire or other natural disaster, a permit may be issued for a temporary manufactured home permit to be used as a temporary dwelling while the house is being repaired or rebuilt. The BZA shall consider, at a minimum, the following information:
1. Documentation from the Building Official that the single-family structure is not otherwise habitable due to the extent of damage caused by the fire or other disaster.
  2. The nature of the event that damaged or destroyed the structure.
  3. Certification that the manufactured home can be served by an approved sanitary water and sewer system subject to the requirements of the Greenwood County Health Department.



4. A site plan showing the location of the proposed manufactured home and all other structures on the property. The manufactured home must be sited on the same lot as the principle structure and must comply with all dimensional requirements of the district and be placed in the rear of the property.

The BZA shall permit hardship manufactured homes as a temporary dwelling and shall meet the conditional use standards as established in *Section 3.2.5.2 – A*. The Board shall instruct the Zoning Official to review the status of the dwelling's occupancy once every six (6) months so as to verify that the occupant of the dwelling is the individual for whom the permit was issued and that it is not being used as a rental dwelling. The temporary permit shall become void 30 days after the hardship has been remedied or after a period of one (1) year from the date of issuance, whichever is less. At that time the unit shall be moved to an appropriately zoned area and the site restored to its original state.

#### 3.2.1.4. Accessory Uses Allowed in All Residential Districts

The following accessory structures and uses may be located in required yards, provided the location meets with all applicable requirements. With the exception of fences or walls, no accessory use shall be located within any required buffer area.

Accessory building or structure – provided the use is commonly associated with a residential use, including, but not limited to: detached, private garages; private kennels; disaster shelters and storage sheds. Such building or structure shall meet the side setback standard established for the zoning district; the standard side setback shall be the side and rear setback for accessory structures. All structures shall be placed within the rear of the property. More than one (1) accessory structure may be added to a property provided that such structures shall not exceed 25 feet in height or the height of the primary structure, whichever is less, and 900 square feet in gross floor area cumulatively. A shipping container, cargo container, tractor trailer, portable storage container, or other like item is prohibited upon a lot within a residential zoning district except for the movement and storage of household goods for fire or other natural disaster incidents for a period not exceeding 14 days. A shipping container, cargo container, portable storage building, or other like item may be used as temporary storage for an active construction project within a residential zoning district with a valid permit and must be removed prior to the issuance of a Certificate of Occupancy by the Building Official.

- A. Boat house, boat dock, or boat lift – provided the structure is no closer then ten (10) feet to the side property line. The City/County Engineer shall approve construction drawings for these structures if located along Lake Greenwood.
- B. Fences or walls – provided the fence or wall is located no closer than 18 inches to a street or road right-of-way and does not impede visibility as outlined in *Chapter 5, Section 5.2.1.4*.
- C. Garage/yard sales and auction – provided that such sales or auctions of secondhand merchandise, which has been used on the premises, are conducted on the property as an accessory use. Such sales may be conducted only four (4) times within a calendar year from the same property and limited to two (2) consecutive days.

- D. Greenhouse, Private – provided the structure is no larger than 700 square feet in total area and does not exceed twelve (12) feet in height.
- E. Off-street parking – provided the use meets the standards as specified in *Chapter 6, Article 1 – Parking and Loading*.
- F. Private tennis courts, outdoor recreation and picnic facilities – provide it is a part of a master-planned community or a subordinate use to and on the same parcel with a residential structure. All provisions for lights, screening and buffering within this ordinance shall be adhered to.
- G. Satellite dishes, ham radio towers, and group supported TV antennas – provided the structure is located in the rear yard, no closer than ten (10) feet from all property lines.
- H. Signs – provided the use meets the standards, as specified in *Chapter 6, Article 3 – Signs*.
- I. Swimming pool, Private – including deck, bath house or cabana, provided the pool is located in the rear or side yard, and the pool meets the setbacks of the district and all lighting is shielded or directed away from adjoining residences.
- J. Wood Decks – provided the deck is not covered.
- K. Other accessory uses appropriate to residential uses, as determined by the Zoning Official.

### 3.2.1.5 Home Occupation

A home occupation, as defined in this Ordinance, may be deemed an accessory use to a residential use, provided that:

- A. A home occupation permit is obtained from the Zoning Official, and must be renewed if a change in use occurs.
- B. The home occupation is conducted entirely within the principal dwelling unit on the property.
- C. The home occupation is clearly incidental and secondary to the principal use of the building.
- D. Does not necessitate or cause the exterior appearance of any structure to be other than residential and is not disruptive of the residential character of the neighborhood.
- E. No more than 25% of the total floor area or 500 square feet, whichever is less, shall be used for the home occupation.
- F. The home occupation is conducted only by persons residing on the premises (nonresident employees are not permitted).

- G. There is no outdoor storage of any kind related to the home occupation.
- H. The home occupation or related activities does not create any disturbing or offensive noise, vibration, glare, smoke, heat, odor, fumes, dust electrical or communication interference in any radio or television receiver, or unhealthy or unsightly condition.
- I. The home occupation does not generate any parking or traffic congestion, and any parking spaces needed or required are located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Any parking spaces required shall be on-site outside of public or private rights-of-way; on-street parking is prohibited.
- J. No display, rental or sale of wholesale or retail goods or other commodity other than those prepared on the premises shall be allowed on the premises.
- K. There is no advertising of the home occupation on the site or structures, except for one (1) non-illuminated sign no larger than one (1) square foot in area, flush mounted against the principal dwelling unit or attached to the mailbox.
- L. The storage of equipment and materials outside the principal structure is strictly prohibited; the storage of school buses, wrecker trucker, tractor trailers, and other motor vehicles associated with the home occupation is disallowed.
- M. The number of customers allowed on-site at any given time shall be based on one (1) customer per 1,000 square feet of gross floor area in the structure.
- N. Any person convicted in Municipal Court of violating any provision of this section shall be ineligible to receive a new permit or to renew an existing permit for a period of twelve (12) months commencing on the date of the person first received notice of violation.

**3.2.7. R7 – High-Density Residential**

The R7 High-Density Residential Zoning District are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, single-family houses, zero lot line developments, patio homes, duplexes, and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R7 Zoning District. In addition, the R7 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.7.1. Additional Uses Permitted in R7**

Botanical Garden  
Duplex

**3.2.7.2. Additional Conditional Uses Allowed in R7**

The following uses are permitted in all R7 Districts, provided the following conditions are met:

A. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.

9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

10. The home shall be limited to seven (7) to twelve (12) individuals kept.

B. Single Family Attached (3 or more units) – provided:

1. The front of the structure shall not form long, unbroken lines of row housing, but shall be staggered at the front building line.
2. Not more than six (6) contiguous housing units nor fewer than three (3) shall be built in a row.
3. No portion of a housing unit or accessory structure in or related to one group of contiguous housing units shall be closer than twenty (20) feet to any portion of a housing unit or accessory structure related to another group, or to any building outside the development.

**3.2.7.3. Additional Special Exceptions Allowed in R7**

No additional special exceptions are allowed in R7.

**3.2.7.4. Additional Accessory Uses in R7**

No additional accessory uses are allowed in R7.